



FLK  
SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 6/16/2014

JUN 17 2014

FROM: PW Para Rio

TO: FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)  
North County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00074 CO14-0053 STEVENS - Proposed parcel map for a two lot subdivision of equal acreage (2.52 acres each). Site location is 9522 Los Palos Rd, Atascadero. APN: 059-091-005

Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
CACs please respond within 60 days. Thank you.

### PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

- ☒ NO

(Please go on to PART III)

### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached tentative map check list w/ comments.

Date

6/23/14

Name

DRion

Phone

x 5265

REVISED MAP IS OK

11/12/14

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

## SLO County Public Works Dept.

## 21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or ~~Tract Map~~) Map No. CD 14-0053

Status	Item
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
0	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
0	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
0	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads.
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft.
✓	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
X	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
X	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
X	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
0	(13) <u>Streets</u> . The locations, names, <u>county road numbers</u> and widths of all adjoining and contiguous highways, streets and ways.
✓	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
X	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site.
✓	<u>21.02.048(a)(2)</u> <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners. <u>5/9/14</u> <u>14-005301</u>

X = Not Applicable 0 = Requires Compliance ✓ = Completed

For Tract Map Applications only: \$ deposit rec'd Y/N C&amp;I Agreement rec'd Y/N

## COMMENTS:

- (2) Title block states "City of Atascadero". Project not within city limits  
 (3) Name and address of record owner not shown  
 (4) No vicinity map  
 (13) Add County Road #4090 for Los Palos Rd.  
 Add "TENTATIVE" TO MAP TITLE



## SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

---

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

---

### MEMORANDUM

Date: June 27, 2014  
To: Megan Martin, Project Planner  
From: Frank Honeycutt, Development Services Engineer  
Subject: **Public Works Project Referral for SUB2013-00074 – Stevens Proposed Parcel Map for 2 residential lots. Los Palos Road Atascadero APN 059-091-005**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

#### **Public Works Comments:**

- A. At the time the project referral was received by Public Works on June 17, 2014, the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.

#### **Recommended Public Works Conditions of Approval**

##### Access and Improvements:

1. At the time of application for construction permits for parcel 2, the applicant shall secure an Encroachment Permit from Public Works and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
  - a. Reconstruct the existing site access driveway approach to Parcel 2 in accordance with County Public Improvement Standard B-1a drawing for rural roadways.

##### Offers, Easements and Restrictions:

2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
  - a. For future road improvement 5-foot wide road right-of-way along Los Palos Road to be described as 25-feet from the recorded centerline.
3. The applicant shall reserve the following private easements by certificate on the map or by separate document:
  - a. A minimum shared private access and utility easement in favor of Parcel 2 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.

4. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.

Additional Map Sheet:

5. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.

Miscellaneous:

1. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

V:\\_DEVserv Referrals\\_Stock COA\Stock COA for Subdivisions.doc



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

RECEIVED JUN 18 2014

TO: CAL FIRE

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)  
North County Team / Development Review

**PROJECT DESCRIPTION:** SUB2013-00074 CO14-0053 STEVENS – Proposed parcel map for a two lot subdivision of equal acreage (2.52 acres each). Site location is 9522 Los Palos Rd, Atascadero. APN: 059-091-005

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

#### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES  
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7-7-14  
Date

Tina Rose  
Name

543-4244  
Phone



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
[www.calfireslo.org](http://www.calfireslo.org)



*Robert Lewin, Fire Chief*

County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: Parcel Map Project # **SUB2013-00074 STEVENS**

Dear Megan Martin, North County Team,

I have reviewed the referral for the proposed 2-lot parcel map project, subdividing from 5 acres to 2.5 acres located at 9522 Los Palos Road in Atascadero, California on APN # 059-091-005. This project is located approximately 12-15 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in Local Responsibility Area for wildland fires. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

**Access Road**

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels 5 acres to 19.99 acres    2640 feet
- The road must be 20 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20-ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

### Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

### Water Supply

The checked water supply is required:

- ☒ This project will require a community water system which meets the minimum requirements of Appendix B & C of the California Fire Code. A "will serve" letter stating both parcels will be serviced by the Atascadero Mutual Water Company is required.

### Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

### Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

- ☒ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

### Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire Department to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Respectfully,



Tina Rose  
Fire Inspector

C: James Stevens  
James Wenzel



Air Pollution Control District  
San Luis Obispo County

June 30, 2014

Megan Martin  
SLO County Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

SUBJECT: APCD Comments Regarding the Proposed Stevens 5-acre Parcel  
Subdivision Project (SUB2013-00074; CO14-0053)

Dear Ms. Martin,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed subdivision of a parcel located approximately 0.5 miles south east of the south east corner of the Atascadero Urban Reserve Line. The parcel address is 9522 Los Palos Road, Atascadero (APN: 059-091-005) and the project proposes to subdivide the 5.04-acre parcel into two 2.52-acre lots. There is an existing residence on the western portion of the existing parcel and the subdivision would result in the eastern half of the parcel being available for the construction of an additional residential unit. *The following are APCD comments that are pertinent to this project.*

Inconsistent with the Clean Air Plan

This project, like so many others, falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural parcels and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. **The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development; therefore, the APCD does not support this project or this type of development.** Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**



APCD Comments Regarding the Stevens 5-acre Parcel Subdivision

June 30, 2014

Page 2 of 2

Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Andy Murtziger  
Air Quality Specialist

AJM/arr

cc: Jim Stevens, Owner  
Tim Fuhs, Enforcement Division, APCD

h:\plan\ceqa\project\_review\3000\3800\3823-1\3823-1.docx



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

TO:

ENV HEALTH

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)  
North County Team / Development Review

RECEIVED

512 13948

JUN 17 2014

IN 92064

**PROJECT DESCRIPTION:** SUB2013-00074 CO14-0053 STEVENS - Proposed parcel map for a two lot subdivision of equal acreage (2.52 acres each). Site location is 9522 Los Palos Rd, Atascadero. APN: 059-091-005

Return this letter with your comments attached no later than: 14 days from receipt of this referral.  
CACs please respond within 60 days. Thank you.

**PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

**PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT" PLEASE SO INDICATE, OR CALL.

Please see attached. Stocks community water  
& on-site wastewater

7/3/14  
Date

Name

X5551  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer



Public Health  
Prevent. Promote. Protect.

June 4, 2014

Green Land Surveys  
723 E. Grand Ave.  
Arroyo Grande, CA 93420

ATTN: JAMES WENZEL  
RE: TENTATIVE PARCEL MAP CO 14-0053 (STEVENS)  
APN 059-091-005

Water Supply

This office is in receipt of preliminary evidence of water from the Atascadero Mutual Water Company (dated May 29, 2014) to provide service to the above referenced project.

Be advised that final will-to-serve documentation for water and service will be required prior to final map recordation. The improvements for water in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works and Environmental Health prior to recordation of the map.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes. Soil testing, to include three percolation tests and one deep soil boring, shall be performed on the undeveloped lot prior to recordation of the final map. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer. Soil testing should be performed during wet weather months, and as early as reasonable during the project. The exhibit provided for preliminary approval reveals that proposed parcel 1 has an existing septic system. Please provide documentation of any maintenance or problems that have occurred on these systems prior to hearing.

CO 14-0053 is approved for Health Agency subdivision map processing.

  
LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c: Atascadero Mutual Water Co.